



June 11, 2014

Item No. 10

**AUTHORIZATION TO ENTER INTO A CONTRACT WITH THE SOLOMON CORDWELL BUENZ (SCB)
FOR A FIRM FIXED PRICE IN THE AMOUNT OF \$386,010.00 TO PROVIDE MASTER
PLANNING TECHNICAL SERVICES
FOR THE ROOSEVELT SQUARE REDEVELOPMENT AREA**

To the Honorable Board of Commissioners:

RECOMMENDATION

It is recommended that the Board of Commissioners ("Board") authorize the Chief Executive Officer ("CEO") or his designee to enter into a contract with the Solomon Cordwell Buenz for a firm fixed price in the amount of \$386,010.00 to provide Master Planning Technical Services for Roosevelt Square Redevelopment Area.

The Chief Housing Officer, the Office of the General Counsel and the Department of Procurement and Contracts have completed all necessary due diligence to support the submission of this initiative and recommend the approval of this item accordingly.

PLAN FORWARD GOAL

Reimagine the final phase of the Plan for Transformation, coordinating public and private investments to develop healthy, vibrant communities.

FUNDING

CHA Capital Funds Not-to-Exceed \$386,010.00

SOLICITATION SUMMARY

Vendor: Solomon Cordwell Buenz
625 N. Michigan Avenue
Chicago, Illinois 60611

Solicitation Release Date: 02/24/14
Days Advertised: 02/24/14, 02/26/14, 02/28/14
Addendum(s): 3/19/14 & 03/21/14
Pre-Proposal Meeting: 03/6/14
Solicitation Due Date: 03/31/14

Publications (s): Chicago Sun-Times,
Chicago Defender, Extra Newspaper,
BuySpeed and CHA's website

Notification to Assist Agencies: 66
Number of Vendors Solicited: 96
Number of Pickups: 79
Number of Respondents Roosevelt Square: 8
Number of Respondents Oakwood Shores: 5

Base Contract Amount: \$386,010.00 Firm Fixed Price

Base Contract Period: One (1) Year Base Period

Option Period: One (1) Year Option

M/W/DBE Participation:

Direct: MBE 25.36% WBE 1.66% DBE %

Indirect: MBE % WBE % DBE %

Section 3:

(#) Hiring 1 (\$) Subcontracting (%) Other Economic Opportunity

SCB has committed 27% of its contract amount to M/WBE firms including AREA, Fish Transportation Group, CCS International, Panacea Group LLC, and C & L Printing, representing contract value to M/WBE firms of \$88,729.

GENERAL BACKGROUND

It is the intent of the Chicago Housing Authority (“CHA”) to implement sustainable, community-sensitive redevelopment plans with the goal of creating vibrant communities at the Roosevelt Square Redevelopment Area.

The Selected Respondent is required to provide complete Master Planning Technical Services in connection with the implementation of the CHA Plan Forward at the Roosevelt Square redevelopment area. The Selected Respondent will participate in Resident and Community Engagement forums to present information and gather comments and feedback from various individuals and stakeholders. Generally, the Respondent will facilitate and/or participate in a minimum of the following:

- Three (3) Community Meetings;
- One (1) Resident Only Meeting;
- Roosevelt Square Working Group Meetings; and
- Various CHA Executive presentations and meetings.

Moreover, as part of its Master Planning Technical Services, the Selected Respondent is required to assess the needs and the demand for redevelopment of the target area, as well as its financial feasibility to convince funders, lenders, community leaders and the public that such a project is feasible. The Selected Respondent will outline Planning Principles through the resident and community engagement meetings, and develop up to three concept plans subject to CHA, community and stakeholder input.

The Selected Respondent is required to provide a Final Master Site Plan (“Final Plan”) at the end of the planning process which will identify the appropriate number of total units, density levels, housing tenure, consolidation and de-concentration opportunities, new building configurations, associated cost estimates, phasing and estimated development schedule for the target area. The Final Plan will be provided by the Selected Respondent along with a Final Plan Supplemental Report of all its Planning Principles, findings, and recommendations. Additionally, the Final Plan Supplemental Report should reference and include the various reports, studies, plans and illustrations specified as deliverables and completed as part of the Master Planning Technical Services.

The Selected Respondent will complete and provide the detailed tasks and deliverables described below that includes various reports, studies, plans and illustrations to support its Final Master Site Plan. These services include, but are not limited to:

1. Resident and community engagement
2. Master planning that includes data review, research, and analysis of
 - a. Baseline existing conditions
 - b. Quality of life benchmarks
 - c. Land uses
 - d. Retail/Commercial market dynamics
 - e. Residential market dynamics
 - f. Density
 - g. Income and Unit mix
 - h. Character – Site Layout and Architectural Standards
 - i. Potential development phasing

The Board action recommended in this item complies in all material respects with all applicable Chicago Housing Authority board policies and all applicable federal (HUD) procurement laws.

The Chief Housing Officer concurs with the recommendation to enter into a contract with the Solomon Cordwell Buenz for the firm fixed price in the amount of \$386,010.00 to provide Master Planning Technical Services for Roosevelt Square Redevelopment Area.

The CEO/President recommends the approval to enter into a contract with the Solomon Cordwell Buenz for a firm fixed price in the amount of \$386,010.00 to provide Master Planning Technical Services for Roosevelt Square Redevelopment Area.

RESOLUTION NO. 2014-CHA-64

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated June 11, 2014 entitled Authorization to Enter into a Contract with the Solomon Cordwell Buenz for a firm fixed price in the amount of \$386,010.00 to provide Master Planning Technical Services for the Roosevelt Square Redevelopment Area.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to Enter into a Contract with the Solomon Cordwell Buenz for a firm fixed price in the amount of \$386,010.00 to provide Master Planning Technical Services for the Roosevelt Square Redevelopment Area.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3 resident and insurance requirements.



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